

AN ACT

relating to a residential tenant's right to summon police or other emergency assistance.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Sections 92.015(a) and (b), Property Code, are amended to read as follows:

(a) A landlord may not:

(1) prohibit or limit a residential tenant's right to summon police or other emergency assistance based on the tenant's reasonable belief that an individual is in need of intervention or emergency assistance ~~[in response to family violence]~~; or

(2) impose monetary or other penalties on a tenant who summons police or emergency assistance if the assistance was requested or dispatched based on the tenant's reasonable belief that an individual was in need of intervention or emergency assistance ~~[in response to family violence]~~.

(b) A provision in a lease is void if the provision purports to:

(1) waive a tenant's right to summon police or other emergency assistance based on the tenant's reasonable belief that an individual is in need of intervention or emergency assistance ~~[in response to family violence]~~; or

(2) exempt any party from a liability or a duty under this section.

1 SECTION 2. Section 92.015(e), Property Code, is repealed.

2 SECTION 3. Section 92.015, Property Code, as amended by
3 this Act, applies only to a lease entered into or renewed on or
4 after the effective date of this Act. A lease entered into or
5 renewed before the effective date of this Act is governed by the law
6 as it existed immediately before the effective date of this Act, and
7 that law is continued in effect for that purpose.

8 SECTION 4. This Act takes effect September 1, 2017.

H.B. No. 1099

President of the Senate

Speaker of the House

I certify that H.B. No. 1099 was passed by the House on April 20, 2017, by the following vote: Yeas 144, Nays 0, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 1099 was passed by the Senate on May 22, 2017, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

Governor